Prepared by and return to:

ROCKY AND PATRICIA PEPELI
125 WELSH CT.
SIMI VALLEY, California 93065

Karen Johnson Davidson County
Batch# 760070 DEEDQC
11/23/2021 01:03:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211123-0155532

**This instrument prepared without benefit of abstract or title examination.**

# DEED

KNOW ALL MEN BY THESE PRESENTS, that **ROCKY PEPELI** and **PATRICIA PEPELI**, husband and wife (hereinafter referred to as "Grantors"), of Ventura County, California, for the consideration of Ten Dollars ($10.00) or other good and valuable consideration, do hereby to **ROCKY PEPELI and PATRICIA PEPELI, Co-Trustees of the ROCKY PEPELI AND PATRICIA PEPELI REVOCABLE FAMILY TRUST**, such trust having been established under that certain revocable declaration of trust dated November 15, 2021, by ROCKY PEPELI and PATRICIA PEPELI, as settlors and as co-trustees (hereinafter referred to as "Grantee"), all of the Grantors' right, title and interest in the following real property situated in the County of Davidson and State of Tennessee:

SEE ATTACHED EXHIBIT "A"

This is a transfer to a revocable trust, and the actual consideration for this transfer is NONE ($0.00). This conveyance is exempt from recordation tax under TCA § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA. § 67-4-409(a)(5).

IN TESTIMONY WHEREOF, we have hereunto set our hands on November 15, 2021.

ROCKY PEPELI

PATRICIA PEPELI

STATE OF CALIFORNIA )
) ss.
COUNTY OF VENTURA )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, ROCKY PEPELI and PATRICIA PEPELI, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, on November 15, 2021.

Notary Public

My commission expires:

November 21, 2023

MARY MARGARET PRETE
Notary Public - California
Ventura County
Commission # 2313164
My Comm. Expires Nov 21, 2023

Property address:

4012 Hoggett Ford Road
Hermitage , Tennessee 37076

Mail tax notices to:

Rocky and Patricia Pepeli
125 Welsh Court
Simi Valley, CA 93065

Name and address of new property owner:

Rocky Pepeli and Patricia Pepeli, co-trustees of the
Rocky Pepeli and Patricia Pepeli Revocable Family Trust
125 Welsh Court
Simi Valley, California 93065

Tax parcel number: 97-2-A-251 CO

# EXHIBIT "A"

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lauren Harrison Duke, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rocky Pepeli and Patricia Anne Pepeli, Husband and Wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 251 on the plan of VILLAGES OF RIVERWOOD SECTION ONE, PHASE 3A, REVISION ONE, as shown by plat of record in Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lauren Harrison from Peazer Homes Corp., a Tennessee corporation, by Deed dated June 26, 2012, as Instrument No. 20120629-0057302, in the Register's Office for Davidson County, Tennessee.

Lauren Harrison has since married and is now known as Lauren Harrison Duke. Joshua Duke joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20080408-0035557, Instrument No. 20110427-0032201 and Instrument No. 20170906-0091483, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement as recorded in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.
5. Declaration of Easement for Villages of Riverwood as recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for detached structure as recorded in Instrument No. 20120320-0023510, Register's Office for Davidson County, Tennessee.
7. Common Area conveyed to Homeowner's Association of record in Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200, Register's Office for

Davidson County, Tennessee.

8. Stormwater Drainage Easement Agreement as recorded in Instrument No. 20100108-0001965 and Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.
9. Stormwater Drainage and Detention Easement Agreement as recorded in Instrument No. 20100108-0001966, Register's Office for Davidson County, Tennessee.
10. Sanitary Sewer and pumping station Easement as recorded in Instrument No. 20051219-0152201 Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4012 Hoggett Ford Road, Hermitage, TN 37076.

To HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances , estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.